

Kakaako Connection

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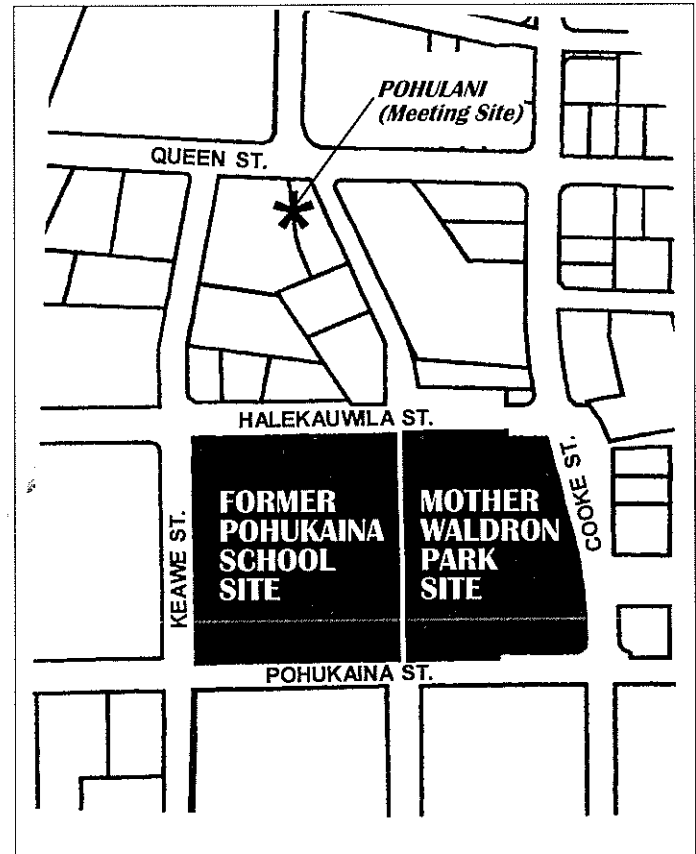
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HCDA EXPLORING DEVELOPMENT POSSIBILITIES FOR FORMER POHUKAINA SCHOOL AND MOTHER WALDRON PARK SITE

With the participation and input of Kakaako's residents, businesses and community groups, the Hawaii Community Development Authority (HCDA) is developing a master plan for redevelopment of the former Pohukaina School and Mother Waldron park sites in Kakaako. In planning for the site—bounded by Keawe, Halekauwila, Pohukaina and Cooke Streets—the HCDA is considering the feasibility of building a new elementary school and making improvements to Mother Waldron Park. The potential of including an affordable senior rental housing project and offices for the State Librarian is also being explored. The former Pohukaina School was razed in the 1970's because of the decline of residential use in Kakaako. The site is currently being used by the State Library system for warehouse and office space and by the HCDA as a temporary public parking lot. The children of Kakaako residents currently attend Royal and Kaahumanu Elementary Schools, which the Department of Education acknowledges as being overcrowded. The DOE has identified a need for a new elementary school in the near future as housing development continues in Kakaako.

From March 9-20, public school representatives, housing advocates and City and County of Honolulu parks personnel participated in intensive workshop meetings to outline the minimum requirements and desired features of each of the components being considered. During this phase, two public informational meetings were held to address concerns and to solicit ideas from the residents and business surrounding the project site and from Kakaako's elected officials. Approximately 50 residents and two business representatives attended each of the neighborhood public information meetings. Issues that were raised included concern about noise, traffic and security. These concerns and suggestions are reflected in the preliminary layout of the site, which was presented at the second public meeting. The preliminary site layout places active uses (such as a school, active play and park space, and public play courts) on the Pohukaina Street side of the site, away from existing residential buildings in the area. The layout places the quieter, passive park activities (such as shaded benches and tables, and possibly a community recreation room) on the Halekauwila Street/Cooke Street portion of the site. A low-rise senior housing project was preliminarily located in the Halekauwila Street/Keawe Street portion of the site, adjacent to other senior housing projects and close to the Queen



Street bus line. During the months of April and May, characteristics of each component will be refined and cost considerations will be explored.

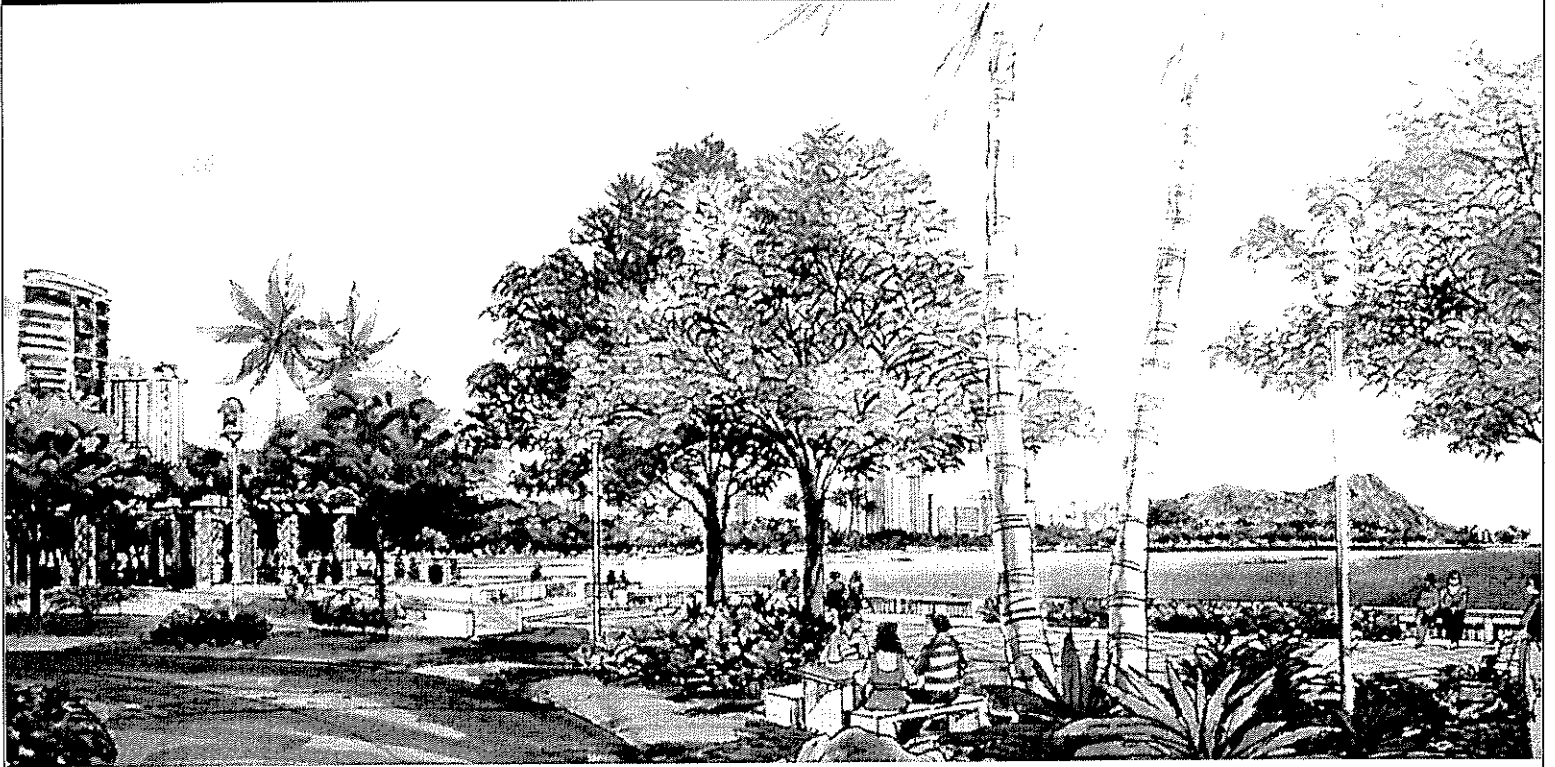
Additional public informational meetings are scheduled for April 16 and May 7 to review the development alternatives and to discuss the elements of a preferred development plan. All neighborhood businesses, residents and park users are welcome to attend the informational meetings to review and comment on the planning for the site. The meetings will be held at 6 p.m. at the Pohulani (senior apartments), 626 Coral Street (across from Lex Brodie's), upstairs in the 5th floor Ohana Room.

Based on continuing public input, the HCDA expects to refine the preliminary design concepts for the site and to formulate a master plan by the end of May 1998. HCDA Executive Director Jan Yokota states, "The former Pohukaina School and Mother Waldron Park site is centrally located and can offer space for improved recreational activities and high quality educational facilities in the heart of Kakaako's growing residential community. I urge the public to participate in the upcoming public informational meetings as this input will help us to develop a master plan for the site."

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PROPOSED REVISED MAKAI AREA PLAN ENVISIONS AN ACTIVE AND ATTRACTIVE GATHERING PLACE

Kakaako's Makai Area could have a very special future as a vibrant and attractive "gathering place". This outstanding setting, which includes the Kakaako waterfront from Kewalo Basin to Honolulu Harbor, could have remarkable physical amenities including an abundance of parks and open spaces, spacious tree-lined walkways and gardens that enhance and enrich Hawaii's outdoor environment. It could feature a variety of new developments, including an expansive waterfront park, maritime uses along the harbor, restaurants, seafood markets and entertainment along Kewalo Basin, a children's museum and a theater for performing arts, a world class aquarium, and commercial development of the interior areas. Public open spaces, cultural facilities and amenities could also distinguish the Makai Area as a place dedicated to the people of Hawaii.

All of these ideas, some old and some new, are goals of the revised Kakaako Makai Area Plan and Rules being considered by the Hawaii Community Development Authority. A public hearing on the proposed revisions to the Makai Area Plan and Rules is tentatively scheduled for August 5, 1998.

Kakaako's Makai Area includes the land makai of Ala Moana Boulevard from Kewalo Basin to Pier 4 in Honolulu Harbor and the Hawaiian Electric power plant site in downtown Honolulu. Kakaako Makai is extremely important because of its dramatic location, proximity to downtown Honolulu and the substantial amount of land (almost 200 acres) owned and controlled by the State. These attributes can support the proposed 1998 Makai Area Plan's larger goal of diversifying Hawaii's economy and establishing a special people-oriented place. Since 1994, the HCDA has been looking at ways to revise the development strategy for Kakaako Makai in response to changes in the State economy and a reassessment of land uses, urban design and transportation

systems in the area. A traffic study and infrastructure master plan were also conducted to fine-tune the proposed revisions to the Plan. A supplemental environmental impact statement is now being prepared. Some major elements (inland waterways, a beach park adjacent to the entrance of Honolulu Harbor and a large amphitheater) of the 1990 Makai Area Plan were reevaluated and deleted from the revised Plan. Other proposed major changes from the 1990 Plan are:

- The restoration of the majority of Fort Armstrong to maritime industrial use, although certain commercial uses are also to be allowed;
- The redesign of Ilalo Street to link Punchbowl Street with Ward Avenue. Ilalo Street would serve as an internal collector for Kakaako Makai, rather than as a major through route.
- Elimination of the reserved housing fee that was assessed against non-housing development;
- Changing the public facilities dedication requirement to a fee assessed against built floor area rather than a land dedication; and
- Eliminating the distinction between Base Zone and Planned Developments.

Following is a brief summary of some of the major components of the proposed revised Makai Area Plan. (The complete text of the draft Plan will be available for inspection in the HCDA office prior to the public hearing.)

Land Use in Kakaako Makai

Under the proposed 1998 Makai Area Plan, a substantial portion of the Makai Area would be used for public enjoyment and access to the waterfront. A portion of State-owned lands would be developed for commercial uses and the revenues generated would help support the public parks and other

amenities. In configuring the location of permitted activities in Kakaako Makai, the HCDA maintained a central corridor of park lands. The Kakaako Waterfront Park has been extended to Ala Moana Boulevard to enhance its visibility and reinforce its prominence as a major public park that will serve as a centerpiece for adjacent commercial developments.

Public access to the Kakaako waterfront is a high priority of the proposed 1998 Plan and one mile of shoreline is dedicated to park use. Maritime activities are also a priority, and the Plan reserves land in the Fort Armstrong area and along Piers 1 and 2 for maritime uses. Kewalo Basin will give the public the opportunity to view and enjoy the working wharf aspect of the waterfront. Fishing and tourism-related activities will remain at Kewalo Basin, although some fishing services would eventually be relocated to Honolulu Harbor to allow for the development of entertainment, restaurant and retail facilities along the Ewa edge of Kewalo Basin. Tourism-related boating activities will be accessible from there as well.

Under the proposed 1998 Makai Area Plan, the land use zones would allow park, commercial, industrial, waterfront commercial and public activities. The Park (P) zone would accommodate a variety of park environments. The existing Kakaako Waterfront Park provides a passive park for walking, picnics and quiet contemplation. To enhance public enjoyment of Kakaako Makai, the new Makai Area Plan proposes a variety of additions to the Kakaako Waterfront Park. These general development concepts—to be studied for feasibility—include: a world class aquarium and research facility; a large urban “green” area for active play and festivals, an interactive children’s

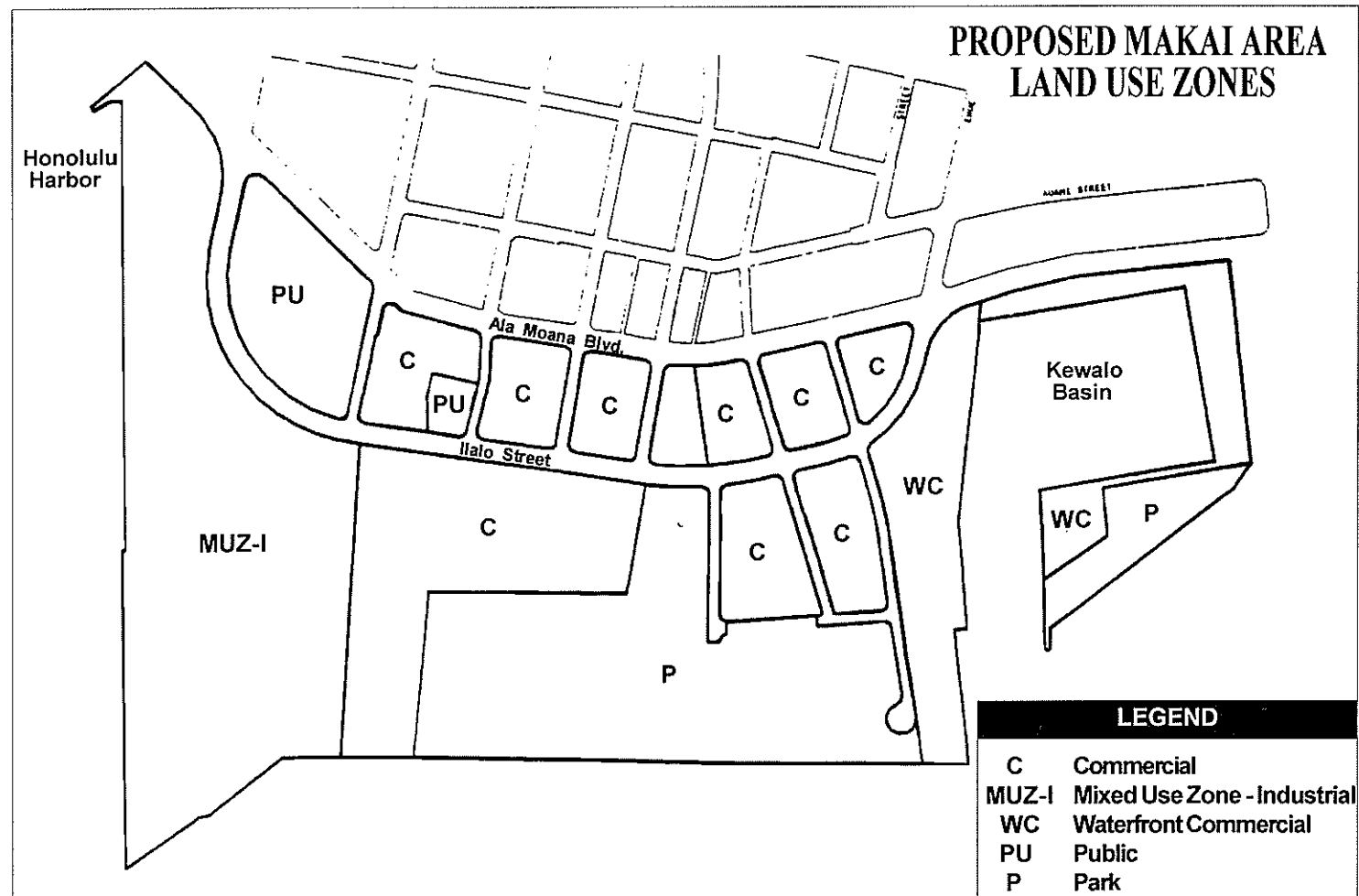
play area with water features and play apparatus; a cultural facility within the existing amphitheater in the Kakaako Waterfront Park; and extensions of the current promenade around Kewalo Basin and mauka via a mauka/makai promenade. The park zone would also allow cultural, educational and active recreational activities to provide additional public resources.

The Commercial (C) zone, encompassing about 54 acres of land, would permit a wide range of commercial land uses such as high-tech offices and retail establishments. The Mixed Use Zone-Industrial (MUZ-I), covering 62.3 acres, would support maritime activities and facilities within Honolulu Harbor as well as limited commercial activities. Typical uses in this zone include a proposed passenger cruise terminal at Piers 2 and container yard areas within Fort Armstrong. The Waterfront Commercial (WC) zone, encompassing 22.7 acres, allows commercial activities and fishing and boating services along the edges of Kewalo Basin. The Public (PU) zone sets aside land for existing public uses such as the U. S. Immigration Station, the Department of Health building and the Ala Moana Pump Station.

Transportation in Kakaako Makai

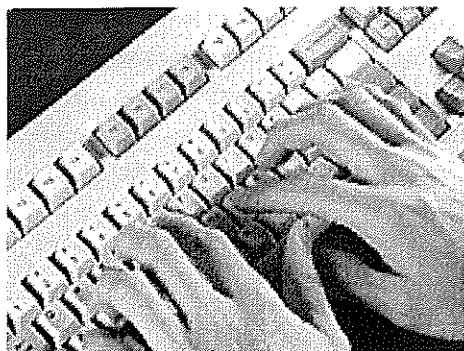
In keeping with the vision of the Kakaako waterfront as a people-oriented place, the proposed new Makai Area Plan emphasizes pedestrian movement through the area. To create an outstanding pedestrian environment throughout Kakaako Makai, the proposed Plan provides for several different types of pedestrianways. Pedestrian promenades will run along the waterfront

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HCDA WEB PAGE PROVIDES USEFUL INFORMATION

(Visit our web site: <http://www.hawaii.gov/hcda>)



The Hawaii Community Development Authority (HCDA) Internet web site provides a wide range of information on the HCDA and Kakaako redevelopment. For those who are planning a new development, renovation or building addition in the Kakaako District, the HCDA web pages are newly designed to help the experienced and inexperienced through the agency's permit application processes. Those planning a change in the use of property or a temporary use of a vacant lot can also find the necessary information they need.

By logging on to HCDA web address (<http://www.hawaii.gov/hcda>), you can find HCDA filing procedures and permit applications for easy reading and printing. Other HCDA web page information includes: the Kakaako District Mauka and Makai Area Plan and Rules, HCDA meeting agendas, project descriptions, and the HCDA annual reports and Kakaako Connection newsletter.

REVISED MAKAI AREA PLAN (Continued from Page 3)

and along Cooke Street. Ilalo Street is designed to be a major strolling and shopping corridor with large shade trees, generous sidewalks and street furnishings. To increase non-vehicular access to Kakaako Makai from Downtown Honolulu, Ala Moana Park and Kakaako's Mauka Area, the plan includes a bicycle system within the Makai Area that will ultimately connect the Kakaako Waterfront Park to Ala Moana Beach Park.

A Framework for a Better Future

The foregoing summary of proposed revisions to the Makai Area Plan provides a general overview of how the State can benefit from the unique opportunity to create an outstanding urban environment in Kakaako Makai. Development of these lands represents a tremendous social and economic opportunity for the people of Hawaii.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

HCDA does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. HCDA does not discriminate on the basis of disability in its hiring or employment practices.

Individuals who need auxiliary aids for effective communication are invited to make their needs and preferences known to the ADA Compliance Coordinators at least 5 working days prior to the date required.

Questions, concerns, complaints, or requests for additional information may be forwarded to Mark Tiwanak, HCDA's ADA Compliance Coordinator, at 587-2870 or at HCDA's office address: 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

THE KAKAAKO CONNECTION

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